

036.A

0005

0023.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

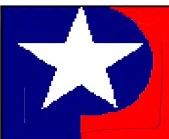
188,700 / 188,700

USE VALUE:

188,700 / 188,700

ASSESSED:

188,700 / 188,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 11

Owner 1: MUZYKIN ROMAN Y	
Owner 2: MUZYKINA MARGARITA V	
Owner 3:	

Street 1: 60 HATFIELD RD

Street 2:

Twn/City: NEWTON

St/Prov: MA Cntry Own Occ: N

Postal: 02465 Type:

PREVIOUS OWNER

Owner 1: MUZYKIN EUGENE -

Owner 2: -

Street 1: 8 MAPLE ST

Twn/City: WATERTOWN

St/Prov: MA Cntry

Postal: 02472

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 586 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	188,700			188,700		125439
							GIS Ref
							GIS Ref
							Insp Date
							09/28/17

PREVIOUS ASSESSMENT								Parcel ID	036.A-0005-0023.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	188,700	0	.	.	188,700		Year end	12/23/2021
2021	102	FV	186,100	0	.	.	186,100		Year End Roll	12/10/2020
2020	102	FV	180,800	0	.	.	180,800	180,800	Year End Roll	12/18/2019
2019	102	FV	166,600	0	.	.	166,600	166,600	Year End Roll	1/3/2019
2018	102	FV	157,800	0	.	.	157,800	157,800	Year End Roll	12/20/2017
2017	102	FV	147,000	0	.	.	147,000	147,000	Year End Roll	1/3/2017
2016	102	FV	147,000	0	.	.	147,000	147,000	Year End	1/4/2016
2015	102	FV	138,800	0	.	.	138,800	138,800	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			3036		
MUZYKIN EUGENE,	77561-549	2	4/21/2021	Family	249,000	No	No							
FREEMAN ROBERT	62424-25		8/9/2013		148,000	No	No							
	14412-161		1/1/1981		41,400	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/23/2021		SQ Mailed							MM	Mary M							
12/7/2020		Mail Update							JO	Jenny O							
9/28/2017		Measured							DGM	D Mann							
5/6/2000									197	PATRIOT							

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			646-9374, Building Number 17.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 4	- Flat			OTHER FEATURES															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1											
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1965	Eff Yr Blt:			Location: F	- Front			Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict:	Fact: .			Floor: 2	- 2nd Floor			Totals RMS: 3 BRs: 1 Baths: 1 HB											
Const Mod:				% Own: 0.781799972															
Lump Sum Adj:				Name: 5 - 6011															
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %	Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wal: 2	- Plaster			Functional:					Interior:				1	3	1	0			
Sec Int Wall:				Economic:					Additions:										
Partition: T	- Typical			Special:					Kitchen:										
Prim Floors: 4	- Carpet			Override:					Baths:										
Sec Floors:				Total:	30.6 %				Plumbing:										
Bsmnt Flr:				CALC SUMMARY					Electric:										
Subfloor:				Basic \$ / SQ: 325.00					Heating:										
Bsmnt Gar:				Size Adj.: 1.52389073					General:										
Electric: 3	- Typical			Const Adj.: 0.98931295					Totals										
Insulation: 2	- Typical			Adj \$ / SQ: 489.972															
Int vs Ext: S				Other Features: 32705															
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 0.85000002															
# Heat Sys:				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 271854															
% Com Wal	% Sprinkled			Depreciation: 83187															
				Deprecated Total: 188667															
MOBILE HOME				Make:	Model:				Serial #:	PARCEL ID			036.A-0005-0023.0						
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							